



Promoting the wise use of land  
Helping build great communities

COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT

7-1

SUBDIVISION REVIEW BOARD

MEETING DATE July 10, 2006	CONTACT/PHONE Brian Pedrotti (805) 788-2788	APPLICANT John Devincenzo	FILE NO. C 05-0341 SUB 2005-00099
-------------------------------	---	------------------------------	---

SUBJECT

A request by John Devincenzo for one Conditional Certificate of Compliance for APN 076-114-056, an 80.46 acre parcel. The project is located on north side of See Canyon Road, northwest of the intersection of See Canyon and Pippin Lane, approximately 2 miles north of the community of Avila Beach, in the San Luis Bay (Inland) planning area.

RECOMMENDED ACTION

1. Consider and rely on the Negative Declaration that was previously adopted on January 10, 2001 for Parcel Map CO 99-0191.
2. Approve Conditional Certificate of Compliance C05-0341 based on the findings listed in the report and the conditions listed in Exhibit A.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION Flood Hazard	ASSESSOR PARCEL NUMBER 076-144-056	SUPERVISOR DISTRICT(S) 3
--	---------------------------------------	---------------------------------------	-----------------------------

PLANNING AREA STANDARDS:

Sec. 22.106.020 – San Luis Bay Rural Area; Residential Rural, See Canyon minimum parcel size

LAND USE ORDINANCE STANDARDS:

22.22.060 – Residential Rural Subdivision Design Standards

EXISTING USES:

Vacant

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural and Agriculture/residence

East: Residential Rural and Rural Lands/vacant

South: Residential Rural/residences, fruit ranch

West: Residential Rural/residences, fruit ranch

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, CDF, City of San Luis Obispo

TOPOGRAPHY:

Nearly level to steeply sloping

VEGETATION:

Oak woodland, fruit ranch, ornamental trees

PROPOSED SERVICES:

Water supply: On-site well

Sewage Disposal: Individual septic system

Fire Protection: CDF

ACCEPTANCE DATE:

June 13, 2006

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:  
COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

7-2

ORDINANCE COMPLIANCE:

*Minimum Parcel Size*

Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. Based on the tests, the proposed minimum parcel size is 10 acres as shown below. Further, a minimum parcel size of 10 acres is set by the Planning Area Standards (see Planning Area Standards section):

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	2 miles from the Avila urban reserve line	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the high fire hazard area	5 acres
Access	Located on a 60 foot right-of-way	5 acres
Slope	Average slope is above 30%	10 acres

The remainder parcel exceeds the minimum lot size requirement of 10 acres.

*Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

*Affordable Housing Fees*

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

*Road Improvements*

This application was reviewed by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. At this time, no additional road improvements are necessary for the proposed project.

PROJECT HISTORY:

The applicants are requesting one (1) conditional certificate of compliance for an approximate 80.46 acre parcel that was created as a remainder parcel of Parcel Map CO 99-0191, which was tentatively approved by the San Luis Obispo County Subdivision Review Board on January 10, 2001. A reconsideration was tentatively approved by the San Luis Obispo County Subdivision Review Board on March 5, 2001. A Notice of Final County Action is attached for reference. The final parcel map was recorded on December 12, 2001 in Book 56, Page 14 of Parcel Maps. A remainder parcel can not be developed until further subdivided, or approved as a conditional certificate of compliance setting standards for road improvements and developments previously exempted as a remainder.

7-3

On October 28, 2005 conditional certificate of compliance, C05-341 was submitted to the Department for processing. On November 2, 2005 Tract 2638 (SUB2005-00110) was submitted to the Department for processing for the same remainder parcel for Parcel Map CO 99-0191. The owner's agent, Wallace Group, indicated that they are applying for the conditional certificate of compliance in addition to Tract 2638 because the processing time for completion of the conditional certificate of compliance will be shorter than the processing time for completion of Tract 2638.

The applicant is proposing to sell and/or develop the remainder parcel. The property cannot be developed until further subdivided, or approved as a conditional certificate of compliance setting standards for road improvement and developments previously exempted as a remainder. This conditional certificate sets those conditions.

**AGENCY REVIEW:**

Public Works – No concerns

Environmental Health – Preliminary evidence of water and septic provided.

CDF – See attached fire safety plan

RWQCB – No comments received

City of San Luis Obispo – No comment.

**LEGAL LOT STATUS:** This parcel was created as a remainder parcel of CO 99-0191 at a time when this was the method for legally creating lots.

Staff report prepared by Brian Pedrotti  
reviewed by Kami Griffin, Supervising Planner

7-4

## FINDINGS

### *Environmental Determination*

- A. The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

### *Conditional Certificate of Compliance*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan, the San Luis Bay (Inland) area plan and all other general plan policies because future development will be subject to all applicable standards and land use permit requirements and is consistent with the development of the area.
- C. As conditioned, the proposed project and associated use satisfies all applicable provisions of the Subdivision Map Act and County Real Property Division Ordinance.
- D. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of residential uses.
- E. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling and residential accessory structures.

7-5

**APN(S): 076-114-056**  
**PROJECT NO: C05-0341**  
**PARCEL NO: 1**  
**FILE NO: SUB2005-00099**

California Government Code Section 66499.35(b)



As described in Exhibit A attached to this certificate and incorporated herein as if set forth in full.

As described in Exhibit B attached to this certificate and incorporated herein as if set forth in full.

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF SAN LUIS OBISPO )

Mary L. Velarde, Notary Public

**EXHIBIT A**

Conditions

7-6

**CONDITIONS TO BE SET BY THE SAN LUIS OBISPO COUNTY SUBDIVISION REVIEW BOARD**

**Approved Project**

1. One Conditional Certificate of Compliance for APN 076-144-056, an 80.46 acre parcel.

**Fire Protection**

2. **Prior to issuance of construction permits or grant of approval for development of the parcel**, the applicant shall fulfill the requirements of the California Department of forestry (CDF) for fire safety as specified in CDF letter dated December 8, 2005. No construction permits will be given a final inspection until the fire safety conditions established in the letter dated December 8, 2005, from the California Department of Forestry (CDF)/County Fire Department are completed.

**Parks and Recreation (Quimby) Fees**

3. **Prior to issuance of construction permits or grant of approval for development of the parcel**, unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

**Affordable Housing Fee**

4. **Prior to issuance of construction permits or grant of approval for development of the parcel**, the applicant shall pay an affordable housing in-lieu fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

**Trees and Floodplain**

5. **At the time of application for grading permits or construction permits**, the applicant shall clearly show on the project plans the type, size, and location of all oak trees located within 100 feet of the proposed development. No oak trees shall be removed as a result of development. Non-agricultural grading, utility trenching, compaction of soil, or placement of fill shall be avoided outside the development area. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut.
6. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous oak species. Smaller oak trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
7. All development shall be located outside of the flood hazard designation (and 100 year floodplain as shown on the latest FEMA map for the area). Future development shall include but not necessarily be limited to: residences, storage buildings, barns septic systems, and leach fields.

## Miscellaneous

7-7

8. **Prior to issuance of a construction permit** the applicant shall provide a minimum pump test of 12 hours (consistent production) for wells capable of producing > 50 gallons per minute. Wells that produce < 10 gallons per minute will require a 12-24 hour (consistent production) pump test. All pump tests shall include drawdown and recovery information.
9. The certificate is also subject to the standard conditions of approval for using community water and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full. New wastewater disposal systems shall be designed and installation certified by a registered civil engineer, competent in sanitary engineering.

### Conditions of Approval for Subdivisions using Individual Wells and Septic Tanks

1. Each parcel shall have its own private well(s) for a domestic water supply or a shared well with a shared well agreement approved by the County Health Department, except as set forth in 2c.
2. Prior to issuance of any building or grading permit evidence of adequate and potable water shall be submitted to the County Health Department, including the following:
  - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
  - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the parcels.
  - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by county Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

APN(S): 076-114-056  
PROJECT NO: C05-0341

FILE NO: SUB2005-00099  
PARCEL NO: 1

**EXHIBIT B**  
Legal Description

7-8

**DRAFT**

The Remainder Parcel of Parcel Map 99-0191, in the County of San Luis Obispo, State of California, according to the map filed in Book 56, Page 14 of Parcel Maps, in the Office of the County Recorder of said County.

The above-described piece of land is graphically shown on Exhibit "C" attached hereto and made a part hereof.

End Description



Joseph T. Morris  
Joseph T. Morris L.S. 6192 expires 3/31/06

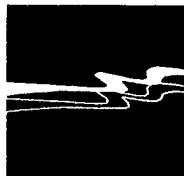
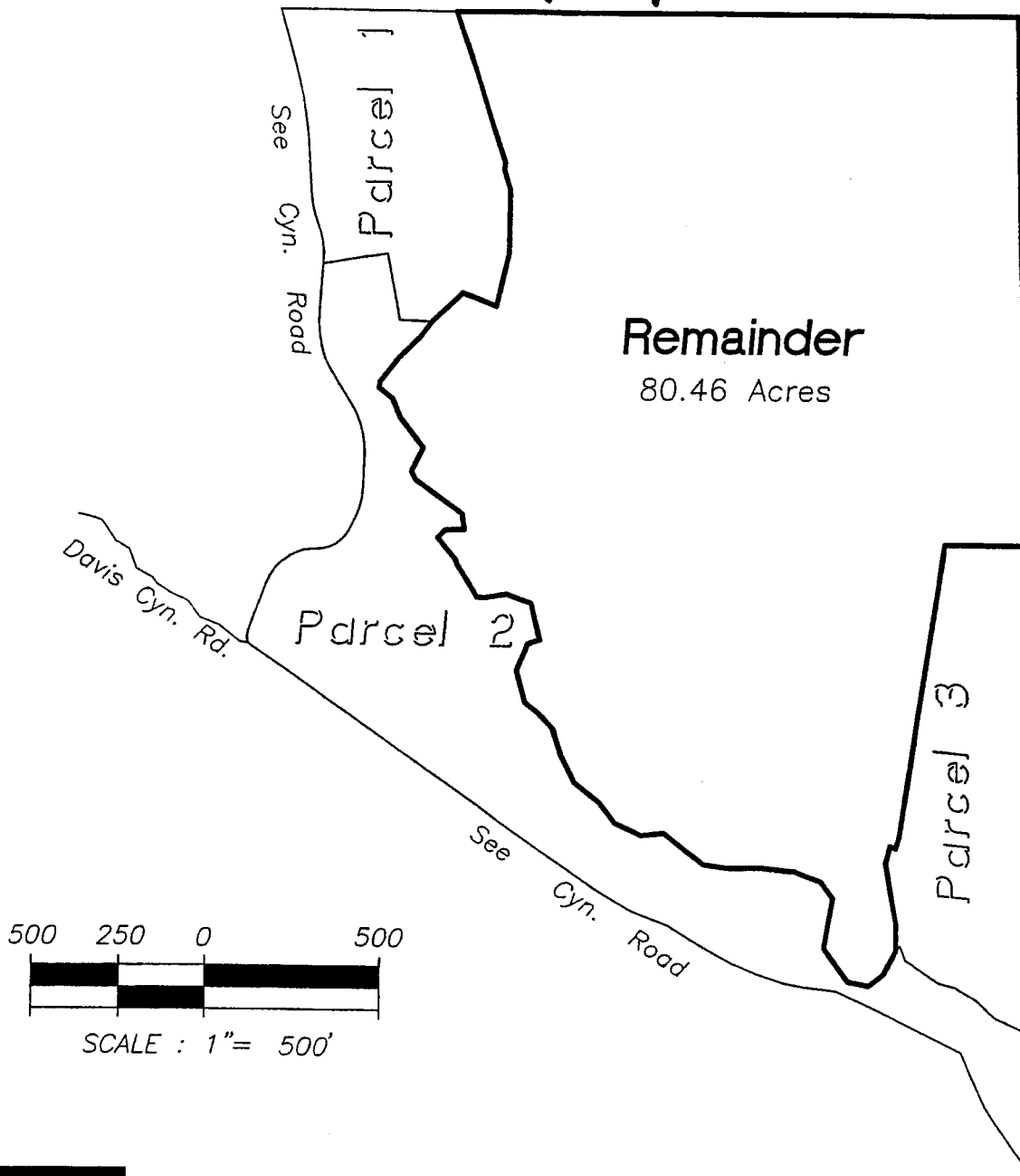


**EXHIBIT C**

Map

**DRAFT**

7-9



WALLACE GROUP

4115 BROAD STREET, SUITE B-5  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011  
F 805 544-4294  
www.wallacegroup.us

**Exhibit "C"**  
**Conditional Certificate Of Compliance**  
**Remainder Parcel 56/ PM /14**  
County of San Luis Obispo, CA

0011-0010  
Cert of Comp CO 99-0191  
DRK  
10/26/05



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

7-10

VICTOR HOLANDA, AICP  
DIRECTOR

BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH  
CHIEF BUILDING OFFICIAL

March 8, 2001

John Wallace  
Wallace and Associates  
4115 Broad  
San Luis Obispo CA 93401

## NOTICE OF FINAL COUNTY ACTION

HEARING DATE: March 5, 2001

**SUBJECT: Document No. 2001-0018**  
Reconsideration of Parcel Map CO 99-191/Devincenzo  
Reconsideration of the application of Parcel Map CO 99-191, to divide a 121.7 acre parcel into 3 developable parcels of 10 acres, 10 acres and 21.43 acres and a remainder of 80.27 acres. In the Residential Rural Land Use category. The reconsideration will address possible changes to road improvement conditions. The project is located north side of See Canyon Road, northwest of the intersection of See Canyon and Pippin Lane, north of the community of Avila Beach; APN: 076-114-047 and 048, in the San Luis Bay Planning Area. County File No. S990243P/CO 99-191.

LOCATED WITHIN COASTAL ZONE: NO

The above-referenced application was approved on the above-referenced date by the San Luis Obispo Subdivision Review Board. A copy of the findings and conditions are enclosed. The conditions of approval must be completed as set forth in this document.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 23.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six (6) months or conditions have not been complied with, such Permit approval shall become void.

Pursuant to County Land Use Ordinance Section 22.01.042, you have the right to appeal this decision to the Board of Supervisors up to 14 calendar days after the date of the action, in writing, to the Department of Planning and Building. The appeal fee is \$474.00 and must accompany your appeal form.

If you have any questions regarding this matter, please contact me at (805) 781-5612.

Sincerely,

*Eleanor Porter*

Eleanor Porter, Secretary  
County Subdivision Review Board  
(Planning Department Use only)

Date NOFA original to applicant:

March 8, 2001

7-11

Exhibit A  
CO99-0191 (S980156P) - Findings  
Devincenzo

Environmental Determination

- A. On the basis of the Initial Study and all the comments received, there is no substantial evidence that the project will have a significant effect on the environment.

Tentative Parcel Map

- B. The proposed map is consistent with applicable county general and specific plans.
- C. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans.
- D. The site is physically suitable for the type of development proposed.
- E. The site is physically suitable for the proposed density of the development proposed.
- F. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- G. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision; or that substantially equivalent alternate easements are provided.
- H. The proposed subdivision complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- I. The proposed subdivision be found consistent with the county zoning and subdivision ordinance.
- J. In the interest of the public health and safety, and as a necessary prerequisite to the orderly development of the surrounding area, the construction of road improvements will occur within a period of one year after recordation of the parcel map.

Modification to Title 21 Standards

- K. **That there are special circumstances or conditions affecting the subdivision.** The special circumstances or conditions affecting this site is the need to place the existing apple orchard on one parcel. Even though the land is not designated Agriculture, the existing agricultural use on the site should be preserved. Managing the ag operation on one parcel is one method to ensure that the agricultural operations on the site remain viable.
- L. **That the adjustment is necessary for the preservation and enjoyment of a substantial property right of the applicant.** Agricultural uses of the property are allowed by right. Breaking up the orchard onto separate parcels may result in a failure of the agricultural use.

7-12

- M. That the granting of the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision. Future development on all parcels must be located outside of the flood hazard designation.
- N. That the granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision. The proposed parcel configuration will not have an affect on other property or improvements in the area.

7-13

EXHIBIT C  
CONDITIONS OF APPROVAL  
CO99-0191 (DEVINCENZO, ET AL)

Access and Improvements

1. Roads and/or streets to be constructed to the following standards as shown on Subdivision Review Board Exhibit A:
  - a. Construct four foot shoulders along property frontage of See Canyon Road at specified locations.
  - b. Relocate power pole to four feet off of paved edge.
  - c. Relocate mailboxes at driveway entrances to improve site distance.
  - d. Construct other improvements agreed to by developer and County Dept. of Public Works.
2. The applicant shall offer for dedication to the public by certificate on the map or by separate instrument:
  - a. For future road improvements a variable width along See Canyon Road to be described as 25 feet from a 275 foot radius curve at all inside curves and angle points except a Davis Canyon Road intersection.
  - b. For road widening purposes 5 feet along See Canyon Road to be described as 25 feet from the recorded centerline.
  - c. A 20 foot radius property line return at the intersection of See Canyon and Davis Canyon Roads.

Drainage

3. Portions of the subdivision may be subject to flood hazard from See and Davis Creeks and tributaries. Show the limits of inundation from a 100 year storm as an exhibit and note this as a required building restriction.

Plans

4. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the County Engineer, County Health Department and Department of Planning and Building for approval. The plan shall include:
  - a. Street plan and profile;
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require);
  - c. Public utilities;
  - d. Grading and erosion control plan for subdivision related improvements.

7-14

5. The applicant shall enter into an agreement with the county for inspection of said improvements, and for checking the plans and subdivision map.
6. The engineer, upon completion of the improvements, must certify to the County Engineer that the improvements are made in accordance with Subdivision Review Board requirements and the approved plans. All public improvements shall be completed prior to occupancy of any new structure.

#### Additional Map Sheet

7. **Prior to recordation of the parcel map**, the applicant shall prepare an additional map sheet, to be approved by the Director of Planning and Building and recorded with the final map. The additional map sheet shall include the following:
  - a. **At the time of application for grading permits or construction permits for all parcels (including the remainder parcel)**, the applicant shall clearly show on the project plans the type, size, and location of all oak trees located within 100 feet of the proposed development. No oak trees shall be removed as a result of development of any parcel. Non-agricultural grading, utility trenching, compaction of soil, or placement of fill shall be avoided outside the development area. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.
  - b. No bridges crossing See Creek are required to be replaced at this time. However, if, in the future, bridge replacement is proposed by the owner or required for public safety purposes, additional environmental review may be necessary prior to issuance of permits authorizing construction.
  - c. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous oak species. Smaller oak trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
  - d. All future development on all parcels created by this parcel map shall be located outside of the flood hazard designation (and 100 year floodplain as shown on the latest FEMA map for the area). Future development shall include but not necessarily be limited to: residences, storage buildings, barns, septic systems and leach fields. Provide a detail of this area on the additional map sheet.

7-15

Parks and Recreation Fees (Quimby)

8. Unless exempted by Chapter 21.09 of the County Real Property Division Ordinance or California Government Code section 66477, prior to filing of the map, the applicant shall pay the "in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

9. **Prior to recording the parcel map**, the applicant shall pay an affordable housing in-lieu fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot, unless exempted.

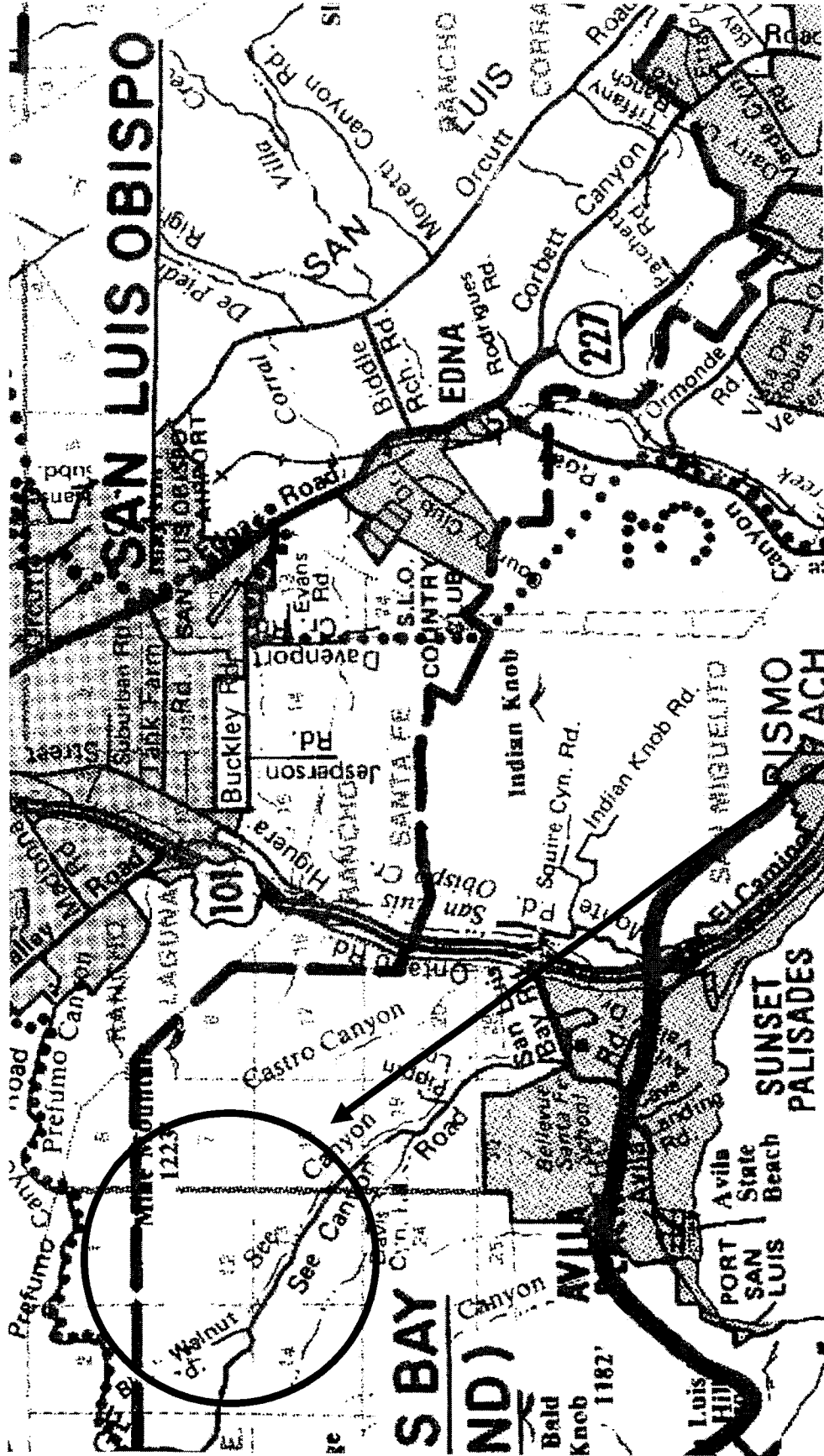
Fire Safety

10. **Prior to recordation of the parcel map**, the applicant shall obtain a fire safety clearance letter from CDF/County Fire establishing fire safety requirements for fire flow, water storage, water supply and access in accordance with Uniform Fire Code Section 901.3.

Miscellaneous

11. This subdivision is also subject to the standard conditions of approval for all subdivisions utilizing on-site water and individual septic systems, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

7-16



# SITE

**PROJECT**

Conditional Certificate of Compliance  
Devincenzo SUB2005-00099

**EXHIBIT**

Vicinity Map

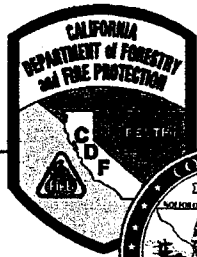




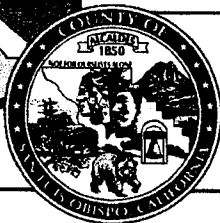


**PROJECT**  
Conditional Certificate of Compliance  
Devincenzo SUB2005-00099

Land Use Category



7-18



## CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

December 8, 2005

South County Team  
County of San Luis Obispo  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2005-00110      Devincenzo

Dear South County Team,

I have reviewed the referral for the parcel map plans for the proposed nine parcel subdivision project located at 2899 See Canyon Road, San Luis Obispo. This project is located approximately 5 to 10 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

### Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres                      800 feet
  - Parcels 1 acre to 4.99 acres                      1320 feet
  - Parcels 5 acres to 19.99 acres                      2640 feet
  - Parcels 20 acres or larger                      5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.

7-19

- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

### **Driveway**

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

### **Water Supply**

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

### **Fuel Modification**

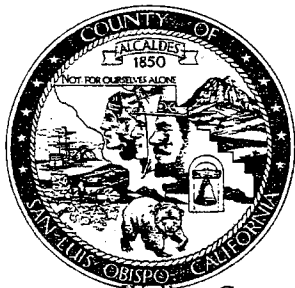
- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 100 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Chad T. Zrelak  
Fire Captain

cc: Devincenzo  
Wallace Group



# County of San Luis Obispo • Public Health Department

7-20

## Environmental Health Service

2156 Sierra Way • P.O. Box 122  
San Luis Obispo, California 93406  
(805) 781-5544 • FAX: (805) 781-4211

Gregory Thomas, M.D., M.P.H.  
County Health Officer  
Public Health Director

Curtis A. Batson, R.E.H.S.  
Director

Wallace Group  
4115 Broad Street, Suite B-5  
San Luis Obispo, Ca 93401

December 29, 2005

ATTN: CASEY KEMPENAAR  
RE: TENTATIVE TRACT MAP 2638 (DEVINCEZO)

### Water Supply

This office is in receipt of data demonstrating preliminary evidence of water for the above noted tract map. Be advised that prior to recordation you will be required to submit comprehensive water data, for each parcel, to include all water well logs, pump tests, and complete water analysis for all wells proposed to be utilized by this subdivision.

Due to the wells located in fractured rock/fractured shale, this office will require more extensive pump testing. Wells situated in fractures can be very productive initially and then based on the volume in the fractures, can diminish quickly. In order to assure an adequate domestic water supply for each parcel this office will require a minimum pump test of 12 hours (consistent production) for wells capable of producing > 50 gallons per minute. Wells that produce < 10 gallons per minute will require a 12-24 hour (consistent production) pump test. All pump tests shall include drawdown and recovery information.

A full size exhibit showing all well locations, septic systems, easements, watercourse, etc will also be needed.

### Wastewater Disposal

Individual wastewater systems, designed and constructed to meet County and State requirements, should adequately serve the parcels. Due to the parcels topography, please provide this office with a full size exhibit showing the area proposed for septic system installation. Be advised that slopes 20%-30% will require design and installation to be certified by a registered civil engineer.

TRACT 2638 is approved for map processing.

*Laurie A. Salo*

LAURIE A. SALO, R.E.H.S.  
Senior Environmental Health Specialist  
Land Use Section

c: Kami Griffin, County Planning  
South County Team, County Planning